151.0	0002	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,100 /	697,100
					USE VALUE:	697,100 /	697,100
					ASSESSED:	697,100 /	697,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		GRAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MITRANO JENNIFER/ TRUSTEE
Owner 2:	14 GRAY CIRCLE NOMINEE TRUST
Owner 3:	
Street 1:	14 GRAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MITRANO JENNIFER -
Owner 2:	-
Street 1:	14 GRAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Wood Shingle Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	245,600	300	451,200	697,100
Total Card	0.110	245,600	300	451,200	697,100
Total Parcel	0.110	245,600	300	451,200	697,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.23 /Parcel: 536.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99930

GIS Ref

GIS Ref

Insp Date 11/12/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0007.0

!11832!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,600	300	4,800.	451,200	697,100		Year end	12/23/2021
2021	101	FV	238,500	300	4,800.	451,200	690,000		Year End Roll	12/10/2020
2020	101	FV	238,600	300	4,800.	451,200	690,100	690,100	Year End Roll	12/18/2019
2019	101	FV	204,500	300	4,800.	423,000	627,800	627,800	Year End Roll	1/3/2019
2018	101	FV	204,500	300	4,800.	349,700	554,500	554,500	Year End Roll	12/20/2017
2017	101	FV	204,500	300	4,800.	321,500	526,300	526,300	Year End Roll	1/3/2017
2016	101	FV	204,500	300	4,800.	293,300	498,100	498,100	Year End	1/4/2016
2015	101	FV	193,200	400	4,800.	287,600	481,200	481,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:11:56

LAST REV

Date	Time
07/11/19	15:26:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11832

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MITRANO JENNIFE	72749-269	1	6/12/2019	Convenience	1	No	No		
MITRANO JENNIFE	72585-248	1	5/10/2019	Convenience	1	No	No		
MITRANO JENNIFE	72044-467	1	12/21/2018	Convenience	1	No	No		
MITRANO ELAINE	71890-49	1	11/15/2018	Family	350,000	No	No		
MITRANO ELAINE	63790-466		6/23/2014	Convenience	1	No	No		
BROWN ALBERT W,	63252-292		2/6/2014	Convenience	1	No	No		
BROWN ALBERT W	63252-286		2/6/2014	Convenience	1	No	No		
BROWN ALBERT--E	21722-409		1/30/1992			No	No		A

USER DEFINED

Prior Id # 1:	99930
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2012	574	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2008	Meas/Inspect	355	PATRIOT
1/20/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
11/24/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	80.	1.18	9									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	451,200	Spl Credit		Total:	451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	179.516
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355995
Depreciation:	110358
Depreciated Total:	245636

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths:				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

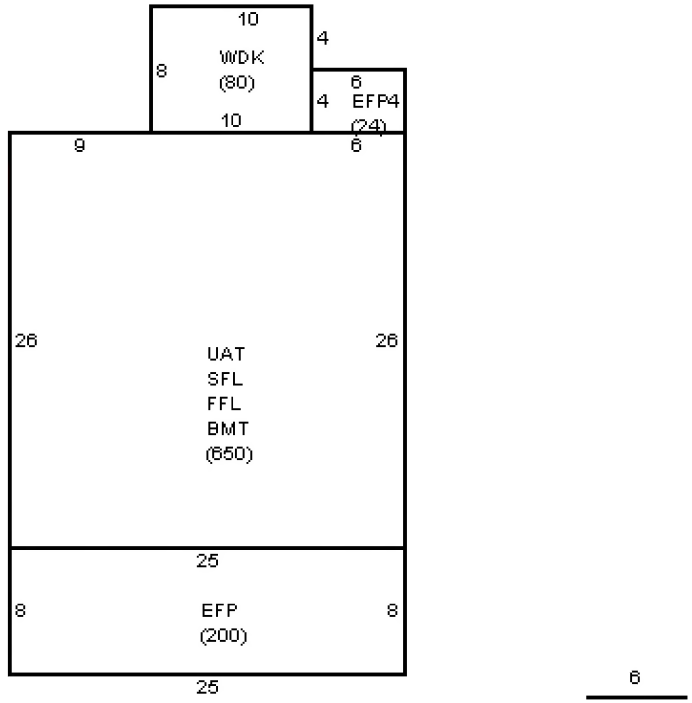
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	179.52
Special Features:	0	Val/Su Net:	101.61
Final Total:	245600	Val/Su SzAd	188.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	650	53.850	35,006
FFL	First Floor	650	179.520	116,686
SFL	Second Floor	650	179.520	116,686
EFP	Enclos Porch	224	38.790	8,689
UAT	Upper Attic	163	71.810	11,669
WDK	Deck	80	15.760	1,261
	Net Sketched Area:	2,417	Total:	289,997
Size Ad	1300	Gross Area	2904	FinArea 1300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X14	F	FR	1975	5.04	T	44	101			300			300

More: N | Total Yard Items: 300 | Total Special Featues: | Total: 300

IMAGE

AssessPro Patriot Properties, Inc